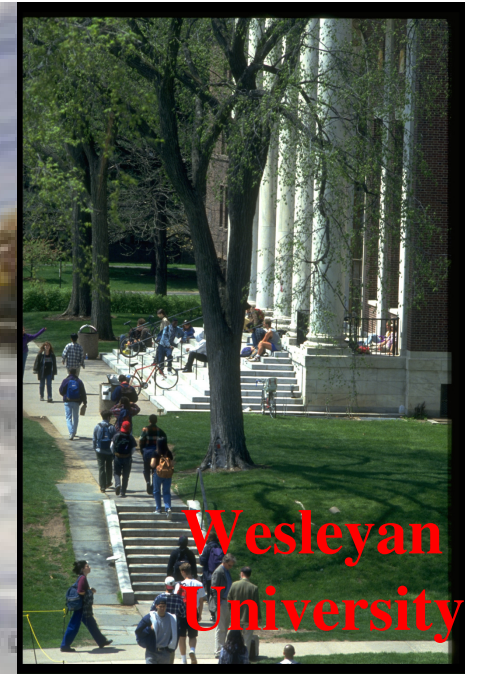
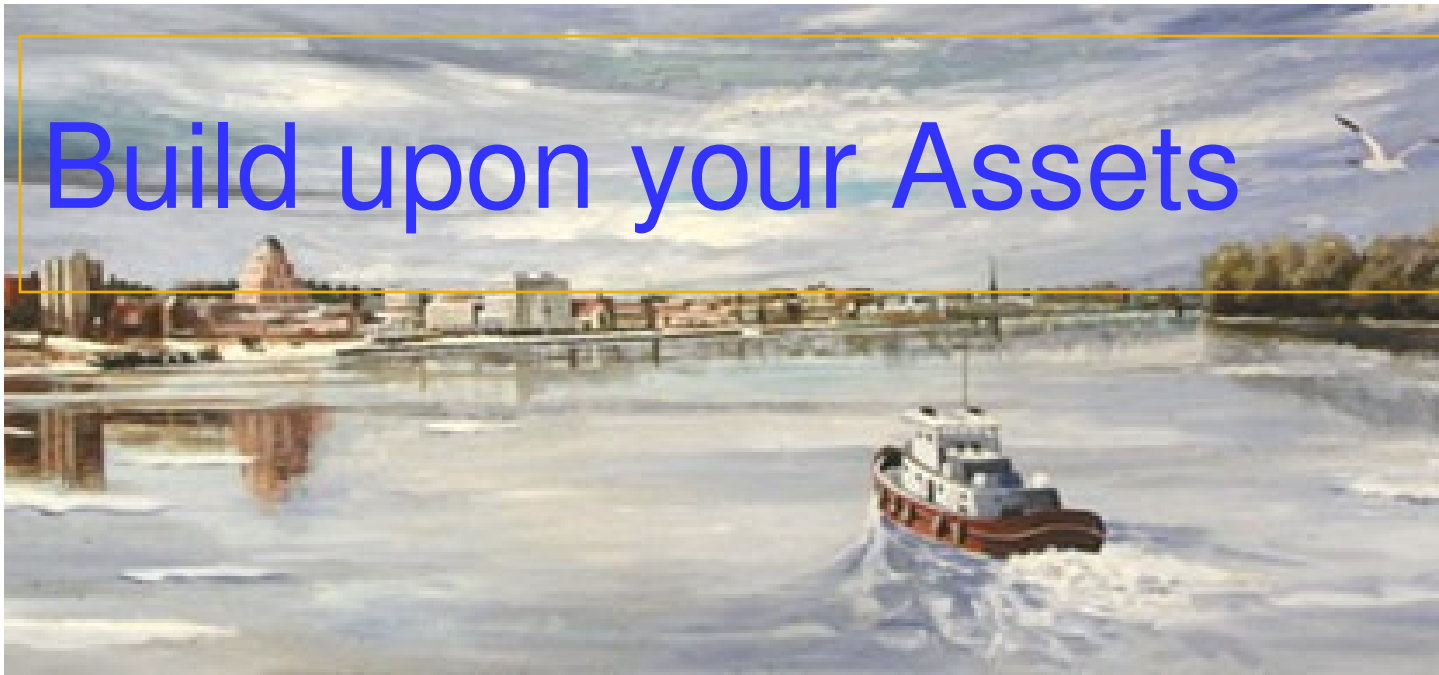
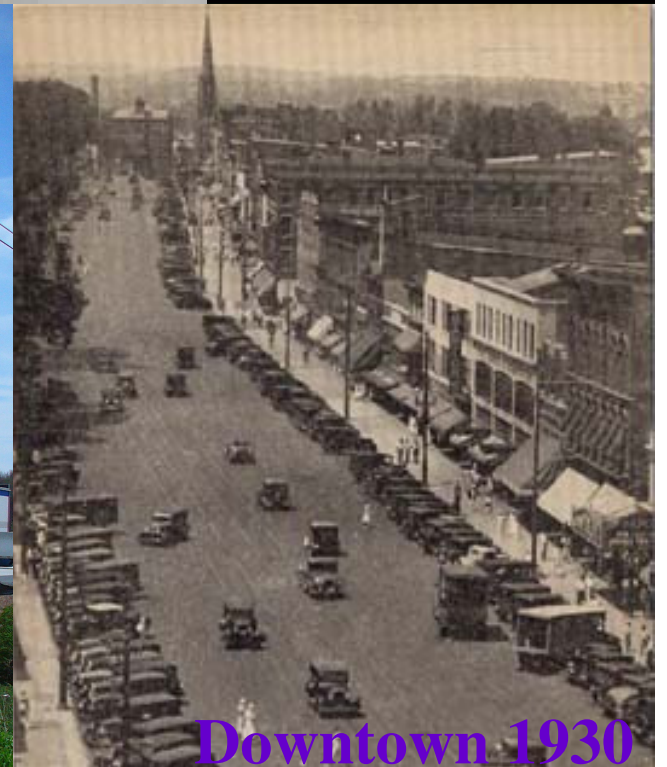


# Build upon your Assets



## Xpedx-International Paper



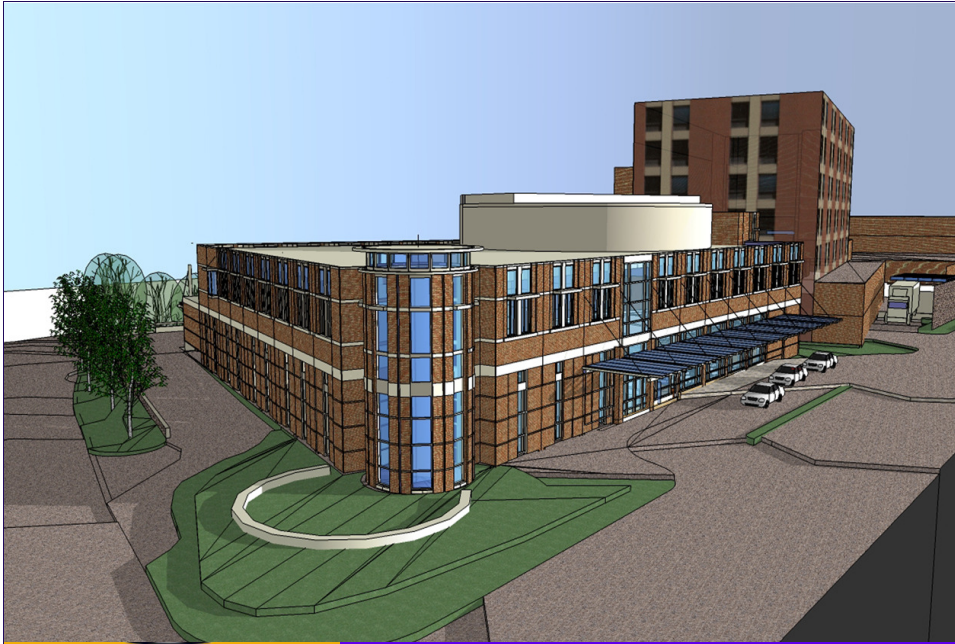


## Development Case:

### *Hospitality*

Creation of meeting and event space has spurred the growth of the tourism & hospitality business creating a new image.



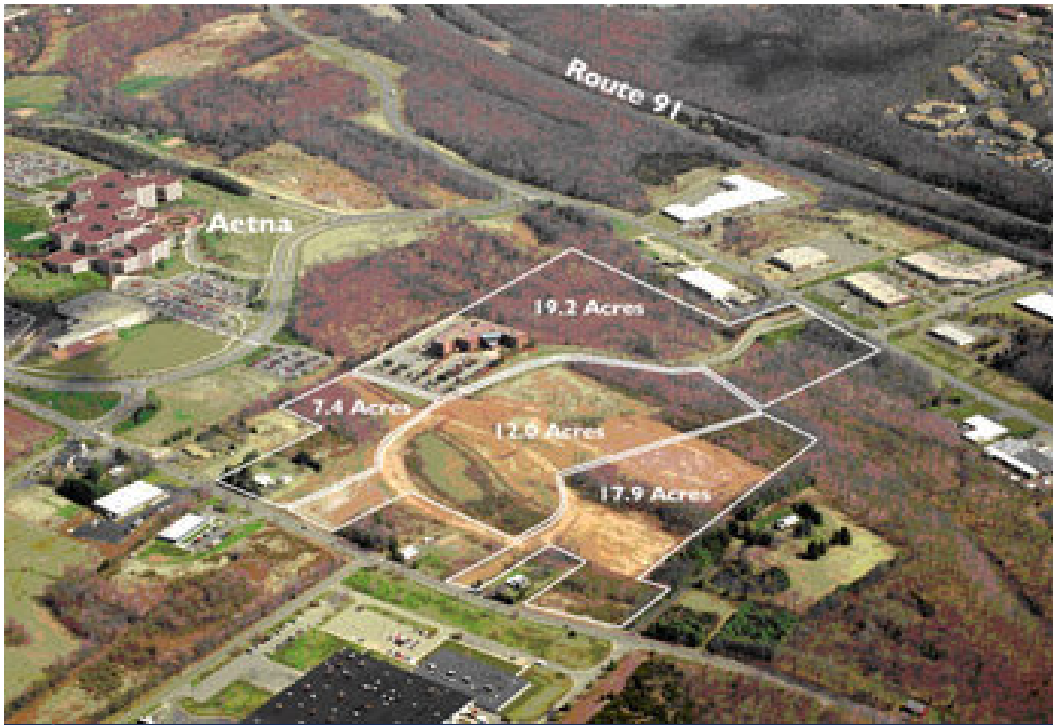


- Successful businesses expand.
- National trends become local.
- Retention is 80 % of the game.

## Development Case: *The Medical Corridor*

Outpatient surgery and an aging population created the opportunity for new ambulatory facilities and good new jobs.





## Development Case: *Interstate Trade Zone*

- ◆ Growing Workforce
- ◆ Easy Access
- ◆ Expansions





# Accomplishments in last 15 years

- ◆ Over 2,000 acres of open space and farm land preserved.
- ◆ Downtown has been completely revitalized.
- ◆ Over 1 million square feet of new industrial development.
- ◆ Over 1,000 new jobs.
- ◆ Over 25% of our city is now preserved as open space.
- ◆ Controlled but steady residential growth.
- ◆ Confidence in government.
- ◆ Perception of Middletown - very positive
  - New York Times
  - Hartford Courant “Place” section
  - Boston Globe



## Where we are going

- ◆ Preserve Rural – Suburban – Urban Character
- ◆ Continue to control residential growth – 6,000 acres available
  - Do not allow re-zonings or expansion of sewer service area
- ◆ Preserve Natural Resources
  - Better management and promotion of new open spaces
  - Preserve rural character, farmland preservation – farm viability study
- ◆ Guide Downtown Revitalization to the next level
  - Parking Study – federal investment of \$19 million in downtown
  - Plan for larger scale development – Downtown living
  - Investment in north end, former Bobs and Main Street Market
  - Lighting Arrigoni Bridge, South Cove development
- ◆ Urban neighborhoods
- ◆ Promote Commercial / Industrial Growth
  - Tremendous activity
  - Limited land for future development
  - Find creative ways to expand grand list
- ◆ Maromas – future largest employment and tax generator
  - Pratt and Whitney, Kleen Energy, NRG
  - Creation of incredibly unique 2,000 acre open space corridor



Middletown's Land Use Policy  
has resulted in fiscally responsible growth  
and a high quality of life.

- ◆ Controlled residential growth
- ◆ Aggressive open space acquisition
- ◆ Aggressive pursuit of commercial and industrial development
- ◆ Continue to revitalize downtown and older neighborhoods.